

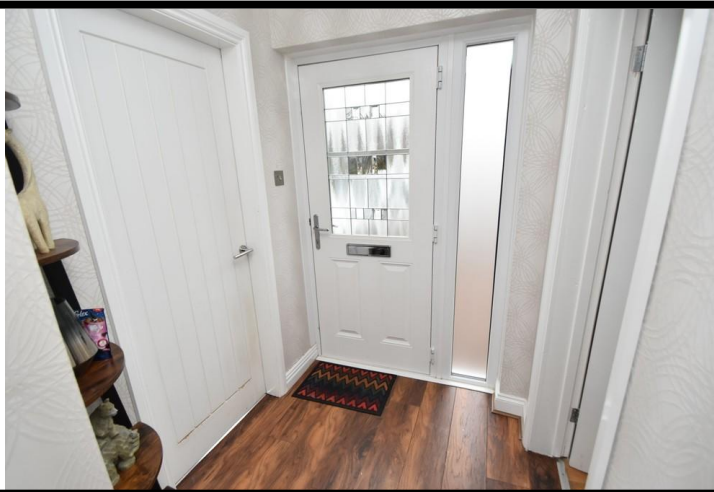


Fairfield | West Kyo | Stanley | DH9 8TR

Rare to the market, this four bedroom detached house is located within a small cul-de-sac in West Kyo and would make an ideal property for a growing family. The accommodation comprises a hallway, two reception rooms, former conservatory with insulated roof, kitchen, utility, WC, first floor landing, four bedrooms (master with en-suite shower) and a family bathroom. Driveway providing off-street parking, large garden with various sheds, summer house and patio areas. Gas combi central heating, full uPVC double glazing, Council Tax band D, freehold, EPC rating C (71). Virtual tour available.

£225,000

- Detached house with a cul-de-sac
- 4 bedrooms (master with en-suite)
- 2 reception rooms
- Conservatory with insulated roof
- Large garden and off-street parking



Property Description

HALLWAY

Composite double glazed entrance door with uPVC double glazed side window, laminate flooring, stairs to the first floor, double column radiator and doors leading to the two reception rooms.

SITTING ROOM

9' 6" x 8' 2" (2.90m x 2.50m) Formerly forming part of an integral garage the space has been converted into a reception room which could be used as a dining room, study etc. Oak flooring, uPVC double glazed window, single radiator and coving.

LOUNGE/DINER

25' 10" x 11' 6" (7.88m x 3.53m) Feature marble fire surround and hearth inset electric fire, Oak flooring, uPVC double glazed window and matching patio doors open to the former conservatory. Two triple column radiators, coving and a door leading to the kitchen.

FORMER CONSERVATORY

12' 0" x 11' 5" (3.68m x 3.48m) A former conservatory which has had an insulated pitched roof installed overlooking the rear garden. uPVC double glazed window and matching French doors, Inset LED spotlights and a double column radiator.

KITCHEN

8' 11" x 12' 2" (2.74m x 3.73m) Fitted with a range of Shaker style wall and base units with soft closing doors and drawers and concealed surface lighting onto contrasting laminate butchers-block style laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, five ring gas hob with extractor canopy over. Sink with vegetable drainer and mixer tap, plumbed for a dishwasher, display cabinets, uPVC double glazed window, kick-plate electric heater, wine rack, LED spotlights and a doorway leading to the utility room.

UTILITY ROOM

6' 3" x 8' 8" (1.92m x 2.65m) Laminate worktop with space for white good appliances beneath including plumbing for a

washing machine and space for an American style fridge/freezer. Under-stair storage space, wall mounted gas combi central heating boiler, ceiling extractor fan, uPVC double glazed side exit door and a door leading to the ground floor WC.

WC

3' 3" x 3' 1" (1.00m x 0.96m) WC, wash basin with base storage and fully tiled walls.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

10' 11" x 11' 7" (3.33m x 3.55m) Fitted wardrobes and matching drawers, uPVC double glazed window, single radiator and door leading to the en-suite shower/WC.

EN-SUITE SHOWER/WC

3' 10" x 7' 1" (1.19m x 2.17m) Glazed shower enclosure with sliding door and thermostatic shower. Wash basin with base storage, WC, PVC panelled walls and ceiling with LED lighting, extractor fan, tiled floor and a towel radiator.

BEDROOM 2 (TO THE FRONT)

10' 2" x 12' 4" (3.12m x 3.77m) uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE REAR)

7' 0" x 13' 10" (2.15m x 4.22m) uPVC double glazed window overlooking the rear garden, single radiator.

BEDROOM 4 (TO THE REAR)

10' 4" x 10' 2" (3.15m x 3.11m) uPVC double glazed window overlooking the rear garden, single radiator.

BATHROOM

7' 9" x 5' 5" (2.37m x 1.66m) A white suite featuring a panelled bath with electric shower over. Wash basin with base storage, WC, fully tiled walls and floor, uPVC double glazed window, chrome towel radiator and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Block-paved driveway providing off-street parking for two vehicles. Side gate gives access to the rear garden.

TO THE REAR

Block-paved patio, cold water supply tap, lawn, raised timber decking, various timber sheds and substantial summer house. Stocked with mature shrubs and trees enclosed by hedging and timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band D.





VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
68.7 sq.m. (739 sq.ft.) approx.



1ST FLOOR
57.2 sq.m. (616 sq.ft.) approx.



TOTAL FLOOR AREA: 125.9 sq.m. (1355 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



rightmove
find your happy

